

TG

SALES & LETTINGS



Festival Road, Stonehouse Gloucestershire GL10 2DP

Offers in the region of £325,000

- Three/four bedrooms
- Driveway parking
- Detached double garage
- Close to local amenities, schools and Stonehouse Train Station
- Flexible living accommodation
- Corner location set back from road

The Property

****EXTENDED THREE/FOUR BEDROOM END TERRACE PROPERTY TUCKED AWAY IN A CORNER POSITION BENEFITTING FROM OFF ROAD DRIVEWAY PARKING AND DETACHED DOUBLE GARAGE****

TG Sales welcomes to the market this well-presented and extended three/four-bedroom end terrace home to the market in Festival Road, Stonehouse. Occupying a corner plot set back from the main through road, this property would make an ideal home for a growing family.

Ground floor accommodation consists of light and airy entrance porch with vaulted ceiling leading through to a cosy lounge to the left and a spacious kitchen/diner to the right equipped with walk-in pantry, with both rooms providing access out to the rear garden. From the kitchen, a ground floor single-storey extension provides a utility space and a further reception room currently used as the master bedroom, also equipped with a walk-in wardrobe. Patio doors from this room lead to the front of the property. The ground floor is also home to a sizeable family bathroom, equipped with a free-standing shower cubicle and separate bath.

Upstairs you will find one large double bedroom, two single bedrooms and a shower room.

To the rear of the property, the garden is thoughtfully arranged into distinct areas, including a generous lawn, a log cabin measuring approx. 4m x 4m, a greenhouse and garden shed suitable for storage along with two patio areas ideal for outdoor dining. You will also find gated rear access leading out onto a public footpath - ideal for walking into Stonehouse town - with further access down the side of the garden to the front of the property.

To the front of the home is a newly-gravelled driveway offering parking for two vehicles, along with a detached double garage.

****Agent's note: vendor obtained planning permission for ground floor extension and double garage and staged building control visits but no final sign off was obtained. Our vendor has advised that they are willing to provide an indemnity insurance****



Situation

Stonehouse is a small town in the Stroud District of Gloucestershire, conveniently positioned on the edge of the Cotswolds with attractive countryside on its doorstep. The town centre features a wide High Street with a mix of independent shops, cafes, pubs and essential services, alongside larger supermarkets and local amenities that cater to everyday needs. Families are well served by several primary schools and nearby secondary education options, including local state schools and the well-regarded independent Wycliffe College. For commuters, Stonehouse railway station on the Golden Valley Line provides regular services to Gloucester and Cheltenham, with direct links further afield, including to London Paddington, while the nearby M5 motorway (Junctions 12 & 13) offers excellent road connections across the region.

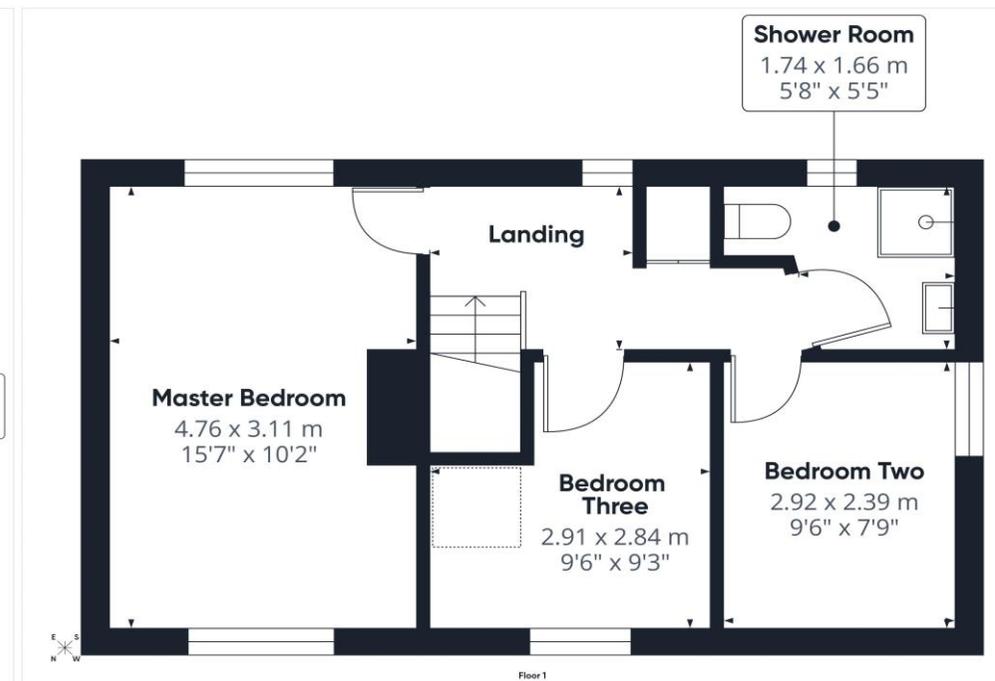
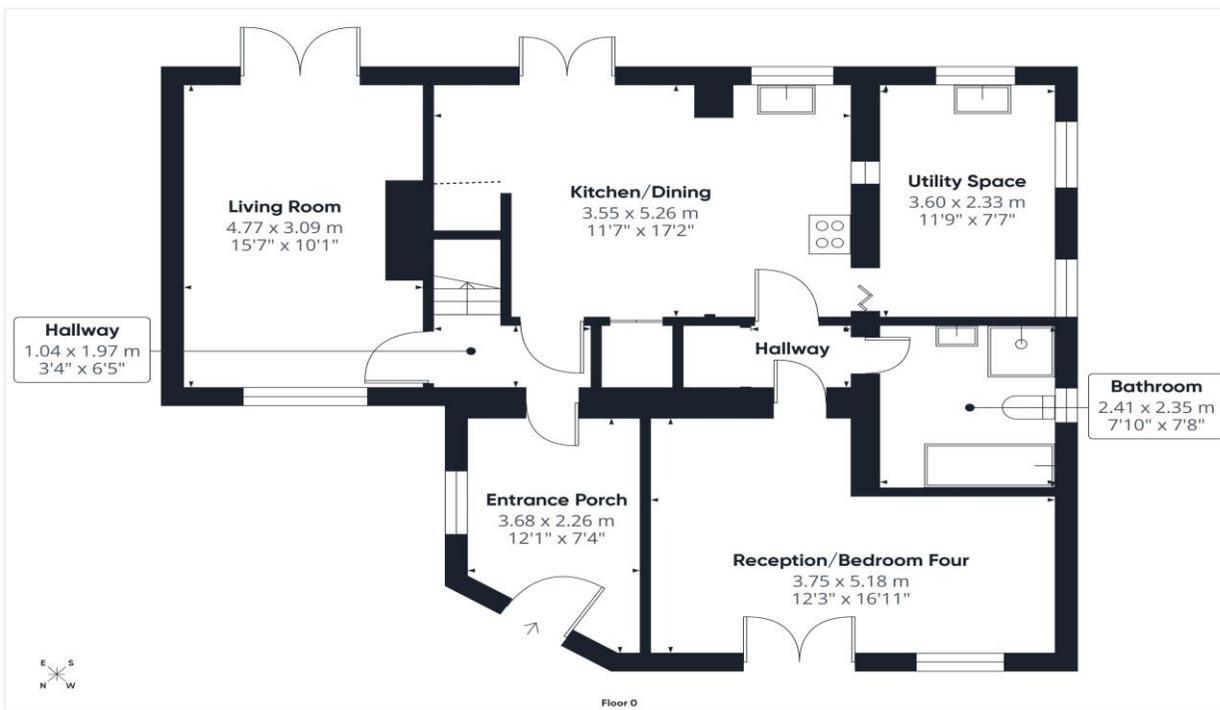
Tenure Freehold

Local Authority Stroud

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





Head Office
 TG Sales & Lettings
 6 Blacksmith Lane
 Churchdown
 Gloucestershire
 GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.